

Question 1. I understand that this is a Service-Disabled Veteran-Owned Small Business (SDVOSB) Set-Aside; however, we are an MBE (Minority-Owned Business Enterprise). Are we able to provide a proposal for this solicitation?

502 CONS Response: The Prime Contractor must be registered in SAM.gov as a Service-Disabled Veteran-Owned Small Business (SDVOSB) in order to submit a proposal. Refer to 52.212-1 Addendum Instructions

Question 2. Can Contractor Attendance at Site Visit be shared?

502 CONS Response: Business present are listed below, except for 1 due to illegible handwriting: Chem Aqua, O2M, ChemStar Water, Coastline Ltd, Liberty Technical Services; BCI Services, ChemTreat, AC Nation, MECX, ACK3 Consulting, Tri-Tech, SGPS, Sungro, and CFR

Question 3. Does the water softener have silos?

502 CES Response: No, it does not have. We no longer use Silos.

Question 4. Are the cooling towers at every location?

502 CES Response: Yes, we do have cooling towers at every location except Camp Bullis

Question 5. How is the sodium hypochlorite bleach fed? Is it continuous, 1x per day, or 3x per day?

502 CES Response: The Contractor is responsible to meet all requirement stated in the Performance Work Statement. Refer to PWS, paragraph 1.6.2

Question 7. Which buildings are seasonal?

502 CES Response: Majority of the buildings systems are operational throughout the years.

Question 8. Who is the current chemical supplier or incumbent?

502 CONS Response: This is a new requirement; therefore, the scope of work differs, Incumbent Contractor OMNI2MAX, INC

Question 9. Do any of the loops listed have leaks that would significantly hinder the ability to treat them?

502 CES Response: Government will handle any leaks and treatment will not be provided if the system have leaks that would significantly hinder the ability to treat them. If the fix will not be completed on time, the system will be removed form the contract.

Question 10. What was last contract award dollar amount for FY18, FY19, FY20, FY21 and FY22?

502 CONS Response: Addressed at question 8.

Question 11. Will technicians and service reps have the ability to obtain an access badge for all areas?

502 CONS: Yes, refer to PWS, paragraph 4.7, more information will be provided after award at Kick-off Meeting.

Question 12. Are there currently any locations that are not in compliance with your discharge permits?

502 CES Response: At this point of time compliance is active with all base and environmental laws and regulations.

Question 13. Do you have video of the inside of your largest condensers that would be representative of the existing condition of your systems? Are they scaled?

502 CES Response: No, we do not have a video of the inside condenser loop.

Question 14. What was the average salt usage for the last two years?

502 CES Response: Estimated JBSA annual average salt usage is 225 tons. for this contract, monthly usage will be reported refer to PWS, paragraph 1.9.7.1.

Question 15. How frequently is the legionella testing to take place?

502 CES Response: Refer to PWS, paragraph 1.6.2.2.3 and 1.6.2.2.4

Question 16. Do any of your systems have remote monitoring? If not, is remote monitoring allowed?

502 CES Response: We do not have remote monitoring and for security purposes, it is not allowed.

Question 17. Is corrosion coupon infrastructure already in place or do those systems need installed in order to utilize the corrosion coupons?

502 CES Response: contractor will only be responsible for existing corrosion coupon infrastructure.

Question 18. What were the total pounds of salt delivered last year for operation of the water softeners or the forecasted pounds required in a 12 month period?

502 CES Response: Addressed at question 14

Question 19. Is all installed and on-site equipment owned by the government and available for re-use?

502 CES Response: All installed equipment owned by the government and available for use.

Question 20. For CLIN 0X11, Hyperchlorination services, there is an estimated annual quantity of 4 Each. The scope of work for this activity could vary significantly for a domestic water system based on the number of fixtures and size of system to treat. Can you provide more clarity on this line item please?

502 CES Response: Addressed at question 25 below.

Question 21. Do all sites have coupon racks for open and closed loops? If not, how many by % so accurate costing for coupon analysis service and materials can be estimated?

502 CES Response: No, all sites do not have coupon racks. For bidding purpose 50 % for open loops have coupon racks and 25% for closed loops have coupon rack.

Question 22. Is outside laboratory microbiological testing covered for suspected microbiologically fouled systems? Nitrite is the chemical listed on closed systems and presence of Denitrifying bacteria will need to be analyzed and determined by a lab.

502 CES Response: Refer to PWS, paragraph 1.3

Question 23. Estimated water usage on water softeners and the size of each softener listed.

502 CES Response: Addressed at question 14. No further information can be given at this time.

Question 24. Would you please consider extending the bid due date by 7-10 days past posting of answers to submitted questions to give time for review and modifications to offers as needed?

502 CONS Response: Solicitation, Amendment 0002 was posted on SAM.gov on 27 Feb 2023 extends proposal due dates to Monday, 13 March 2023, 10am CST

Revised Response: Solicitation, Amendment 0004 extends the Solicitation to 17 March 2023, 10am CST

Question 25. When quoting the hyperchlorination, how do we need to quote this portion of the contract? Do you want us to quote it for the entire job, per hour or per fixture? The reason we ask is because each chlorination job will be priced different based on the size of the system we are chlorinating.

502 CONS/CE Response: quote should be for entire job, 4 completed per/year. Refer to the bid schedule in the Solicitation (SF 1449) and Atch 2. Schedule B Excel spreadsheet, both documents mirror each other and indicated its 4 per year. CLIN XX11 for hyperchlorination will be ordered via work order. The following estimated quantity can be used. 5 -story dormitory facility with 180 dwellings. The gross square footage of the facility is approximately 216,873 square feet (SF). Plumbing equipment consist of four domestic water boilers (DWH), two domestic hot water circulating pumps, three domestic water booster pumps, one heat exchanger pump (HWP-1), one domestic hot water storage tank, one solar thermal storage tank, three mixing valves for domestic hot water and one mixing valve for laundry hot water (140oF). Plumbing fixtures consist of 270-bathroom sinks, 270 showers, 270 water closets, 180 kitchen sinks, 180 dishwashers, and 110 washing machines. PWS para 1.6.4 revised.

Question 26. When pulling coupons, in the event that there are no coupon racks on the current equipment or the 350+ pieces of new equipment being added, is the government or the contractor responsible for supplying the coupon racks?

502 CES Response: Government will be responsible for supplying the coupon racks. For more information, refer to question 21.

Question 27. Can we get clarification on the below? Do they want quarterly legionella testing on all towers or once a year? We currently use an independent lab for our legionella testing, so need to know if we do quarterly on all towers, or just once a year? ———Reference - 1.6.2.2.3.

Contractor shall Conduct legionella testing for each Cooling Tower covered under contract quarterly (4X/Yr) and provide report to the COR.1.6.2.2.4. Contractor shall conduct legionella testing for each Cooling Tower covered under the contract annually by an independent water treatment lab/consultant. Provide the testing reports to the COR.

502 CES Response: Refer to PWS, paragraph 1.6.2.2.3, quarterly legionella testing. Testing is to be conducted for each cooling tower quarterly or four times per year.

Revised Response: 1.6.3/CLIN 0X10 is for additional/unscheduled testing not covered by 1.6.2.2.3 and 1.6.2.2.4. CLIN 0002 covers the regular testing for the CWOL without PH control testing as part of the monthly unit cost (1.6.2.2.3 and 1.6.2.2.4). No changes are required on the bid schedule as the 80 shown on CLIN 0X10 are estimated additional tests.

Question 28. For open loop systems, the PWS states “the contractor shall provide and apply biocides”. Does this imply a dual biocide program is required for open loop systems?

502 CES Response: Refer to PWS, paragraph 1.2

Question 29. For all hydronic systems, closed and open loops, the PWS states “the contractor shall provide corrosion coupon testing and analyzed quarterly”. Does this imply that all systems listed in Appendix A have corrosion coupon racks in place?

502 CES Response: Addressed at question 21 and no further information can be given.

Question 30. For all hydronic closed loop systems (chilled, hot water, closed condenser), are we to assume that all systems are fully treated from the start of contract award?

502 CES Response: For bidding purpose assume all hydronic closed loop systems are fully treated from the start of contract award.

Question 31. For all condenser water open loops without pH control, does this imply that softened water is being used for make-up water?

502 CES Response: No, soft water is not being used for make-up water. Chemical treatment system is not installed.

Question 32. For Attachment 2 schedule B, where maintenance is listed on items 1 – 7, does maintenance simply refer to water testing and calibration/adjustments of equipment? Please define maintenance further.

502 CES Response: Refer to PWS, paragraph 1.6.2.

Question 33. For all open loop systems with pH control, are we to assume that each location has an existing bulk tank for sulfuric acid to be delivered or will drums need to be used?

502 CES Response: Refer to PWS, paragraph 1.11.1. Contractor shall have the capability to provide service as required in the specialized, delivery, storage, handling and application of all chemicals.

Question 34. request for a 1 week time extension for submission of our proposal after receiving the responses to our questions

502 CONS Response: Addressed at question 24.

Question 35. Requesting the sign in sheet for the 2/21/23 site visit

502 CONS Response: Addressed at question 2.

Question 36. Requesting an extension on the offer due date to March 16, 2023

502 CONS Response: Addressed at question 24.

Question 37. Why is there a requirement for a Class C licensed technician and what are the duties or responsibilities of the technician to apply the Class C licensing for?

502 CES Response: Refer to PWS paragraph 1.6.3 AND 1.6.4 and response below

Question 38. Would a Class B technician be acceptable? A Class B technician would have more advanced certifications than a Class C licensed technician.

502 CES Response: Yes, Class B technician would be acceptable, PWS, para 1.11.3 has been revised.

Question 39. PWS 1.5.1 Chemical Storage and Delivery – Can you provide more detail about “off base” storage of chemicals? Does this storage need to be within a certain location in proximity of JBSA facilities.

*502 CES Response: Preferable within a certain location in proximity of JBSA facilities.
Revised response: It is up the Contractor to determine location for off-base storage*

Question 40. PWS 1.6.4 Hyperchlorination Services –How is the Sodium Hypochlorite currently fed on the cooling tower open loops? Is it continuous, periodic (i.e. daily) for a set period of time, or based on ORP signal from the recirculating water? What is the procedure for hyperchlorination of potable water systems?

502 CES Response: Contractor will be responsible for hyperchlorination services and procedure and will be invoiced against applicable CLIN.

Question 41. PWS 1.6.2.7.1 Water Softeners - Requesting that the facility update Appendix A with the Softener sizes and salt capacities. Requesting annual salt usage for the softeners

502 CES Response: Addressed at question 14. No additional information

Question 42. PWS 1.7 Replacement/Repair Parts – (multiple questions)

-Requesting historical data on either number of instances on repairs under \$50 covered by the contractor or an average annual total dollar amount of repairs under \$50 covered by the contract

502 CES Response: There is no historical data available.

-What is the expected timeline for repairs performed on water softeners? Case by case basis determined by the CES/COR?

502 CES Response: Yes, Case by case basis will be determined by the COR.

-Are critical spares going to be on site for the water softeners? Can critical spare parts be obtained via CLIN 0X08?

502 CES Response: Yes, minor parts can be obtained via CLIN 0X08 but case by case basis will be determined by the COR.

- Many softeners in place are older and obsolete. Would obsolete softeners be replaced if not repairable and via CLIN 0X08?

502 CES Response: Major repair will be handled or replaced by the government.

-Can CLIN 0X08 and the \$50,000 allocated be used for “critical spare parts” and/or “critical equipment replacements” to keep in urgent/emergency situations?

502 CES Response: Case by case basis will be determined by the COR.

Question 43. In Appendix B “Government Furnished Property/Services Equipment” in the PWS page 23, there is a list of Bench Stock Parts but there is only a quantity of seven items listed. Is this the current Bench Stock Parts for ALL of JBSA or for just one specific location? Does Appendix B Bench Stock Parts apply to CLIN 0X08.

502 CES Response: Bench stock parts Per location. Yes, it does apply to CLIN 0X08 and case by case basis will be determined by the COR.

Question 44. PWS 1.6.2.1.2.2. Corrosion Coupon Testing – Corrosion coupon racks don’t appear to be in place in many locations, but the PWS calls for corrosion coupon monitoring. Will there be a separate solicitation for corrosion coupon racks or would this be a part of CLIN 0X08?

502 CES Response: Addressed at question 21 and No further information can be given at this time.

Questions 45. PWS 1.6.3 Legionella Testing and Analyses – (multiple questions)

- Please clarify if the annual legionella testing by an independent lab is required just for the analysis, or if it’s expected that a third-party also collect the samples.

502 CES Response: Legionella testing by an independent lab is just for the analysis.

- Please advise the contractor’s remediation obligation if there is a failed test/results out of range

502 CES Response: Contractor’s will be responsible for remediation cooling towers if there is a failed test/results out of range. Refer to PWS paragraph 1.2.1

- Please advise of each facilities legionella remediation plan if the contractor is expected to provide remediation

502 CES Response: Addressed at question above and no further information can be given.

- Please advise if the costs for remediation should be provided at no additional cost or if that can be estimated and billed off CLIN x008, or otherwise. There can also be a CLIN added to commit contractors to a remediation job rate for the life of the contract.

502 CES Response: Addressed at question above and no further information can be given.

- Please advise if legionella sampling/testing should be performed on the six (6) listed cooling towers under the Condensing Water Closed Loops spreadsheet in Appendix A

502 CES Response: Yes, legionella sampling/testing should be performed on all cooling towers listed Appendix A.

Question 46. During the site visit there were only two chemicals being fed to the cooling tower for 6596 (ATC-4) but there were four chemicals being fed the cooling tower for 7359. What dictates what chemicals are being fed and the amounts to these cooling towers?

502 CES Response: Refer to PWS paragraph 1.6.2.

Question 47. Appendix A – (multiple questions)

- Please confirm that all equipment to be serviced under this new contract are listed under Appendix A without exception.

502 CES Response: Yes, it is correct.

- The total number of cooling towers in CWOL w/ pH control says 50 total number of systems, however it appears to be 49. Please confirm the total count.

502 CES Response: 49 is the correct number and PWS, Appendix A has been revised.

- What is the existing water consumption for each water softener site listed in Appendix A?

502 CES Response: Addressed at question 14 and No further information can be given at this time.

Question 48 What is expected for deliverables?

502 CONS Response: The Contractor is responsible to meet all requirement stated in the Performance Work Statement. Refer to 2. Service Summary Table, for Performance Objectives.

Question 49. What is expected for the quality control plan?

502 CONS Response: Refer to PWS para 2.1 and Solicitation 52.212-1 Addendum, it explains technical factors to be evaluated and its requirements.

Question 50. What is expected for the risk management plan?

502 CES Response: Identification, evaluation, and risk mitigation

Question 51. What is the expected PPE for this requirement?

502 CES Response: Refer to PWS para 4.9 and contractor is responsible to meet all safety requirement stated in the Performance Work Statement.

Question 52 What is expected for Government Furnished Equipment?

502 CES Response: Refer to PWS paragraph 3 and 4.7

Question 53. What is expected for Contractor Furnished Equipment?

502 CES Response: The Contractor is responsible to meet all requirement stated in the Performance Work Statement.

Question 54. What is the available onsite storage capacity for Contractor Furnished Equipment and materials?

502 CES Response: Refer to PWS paragraph 1.5.

Question 55. What are the site access procedures?

502 CONS Response: Refer to PWS for access, at para 4 and partial response addressed at question 11.

Question 56. What is the security access/authorization procedures?

502 CONS Response: Refer to PWS for specific information, at para 4 and partial response addressed at question 11.

Questions 57. What trainings are required?

502 CONS Response: Refer to the PWS for training requirements at 1.4 & 4.4.1.2 and 4.4.1.3

-----End of Questions-----